

## Majestic Series

- Transport, frames and hitches remain the property of Magnolia Homes.
- 2x10 16" O.C. floor joists (per floor size) with double 2x12 outer rail.  
\*32 Wide product 12" O.C.
- 5/8" Tongue and Groove Plywood floor decking.
- 12" tile floor covering in designated areas.
- Plush-cut carpet over 1/2" re-bond pad in designated areas.
- 2x6 16" O.C. exterior wall framing.
- 8" O.C. vertical grooved primed and painted exterior siding.
- Shutters on front door side.
- R-19 fiberglass exterior wall insulation with Kraft Paper vapor barrier.
- White poly-vinyl, single hung vertical sliding window with double glazed, insulated glass and fiberglass screens.
- Front exterior door: 36" insulated steel, 6 panel in-swing, vinyl clad, wood frame, weather stripping, threshold and keyed lockset.
- Rear exterior door: 36" insulated steel, 6 panel, in-swing, vinyl clad, threshold and keyed lockset.
- 2x4, 16" O.C. primary interior partition wall framing.
- 1/2" sheetrock taped, "knock down" textured and painted sheetrock interior finish throughout all rooms.
- All sheetrock corners and joints, including wall/ceiling corner, shall be tape and textured finished.
- All sheetrock outside corners finished with round corner bead.
- All windows are finished with sheetrock returns with a post form acrylic sill.
- 1/2" sheetrock painted in all closets.
- 1 3/8" hollow core, white or brown slab, pre-finished interior passage and closet doors with upgrade molding.
- 3/12 pitch engineered vaulted roof trusses throughout.
- 45 lbs. per square foot live load rated roof.
- 16" eave and gable end overhangs.
- R-34 blown-in cellulose roof insulation with spray-on sealer vapor barrier.
- 7/16" O.S.B. roof decking.
- "Ply Dry" 30 lbs. rated roofing underlayment.
- Three tab, self-sealing, organic shingles.
- 5/8" sheetrock with painted "knockdown" texture on ceiling.
- 100% copper electrical wiring, 12 gauge minimum size.
- Switched recepts in living room and master bedroom.
- 100 AMP main electrical panel with 100 AMP main breaker.
- Incandescent lighting in secondary bedrooms, bath, utility, dining room and kitchen.
- Porch light at each exterior entrance.
- Powered range vent fans with light at range space.
- Powered vent fans with lights in bathrooms and utility rooms.
- GFCI protected receptacles per electrical code requirements.
- 220 volt receptacle provided at dryer space.

## Majestic Series

- 110 volt direct-wire smoke detectors with battery back up per code.
- Copper water supply line with shutoffs at all fixtures.
- ABS drain, waste and vent systems.
- Black iron pipe gas supply system stubbed through floor, with shut-offs at all fixtures.
- Stainless steel or white porcelain on steel, double bowl kitchen sink with 8" center set, water saver ledge faucet.
- White vitreous china, tank type, water commodes.
- White ABS, oval lavatory sinks with 4" center set, water saver faucet and pop-up drain with overflow.
- 60" bathtub with shower surround, water saver tub/shower diverter faucet and tip-toe bathtub drain.
- Supply and drain lines provided at washer space.
- 40 gallon electric or gas water heater.
- Extruded, quilted aluminum heat trunk enclosed in insulated space.
- 4"x10" floor heat registers with adjustable dampers.
- Sealed combustion, forced air, natural gas furnace sized in accordance with individual house heat loss calculations.
- Wood grain foil wrapped cabinetry with raised panel doors and white interiors with adjustable shelves in kitchen overhead cabinets and one drawer set per kitchen.
- Surface mounted medicine cabinet with mirror above lavatory sink.
- Shelf and hanger rod above clothes washer and dryer space.
- Self-edged plastic laminate countertops throughout.
- 30" white, deluxe natural gas range.
- 14 cubic foot, white, double-door refrigerator.
- Valance type drapery package with mini blinds throughout.